

The Westfield-Washington Advisory Plan Commission held a meeting on Monday, July 7, 2008 scheduled for 7:00 PM at the Westfield City Hall-Council Chambers.

Opening of Meeting 7:00 PM

Roll Call – Note Presence of a Quorum

Commission Members Present: Robert Smith, President; Cindy Spoljaric, Vice-President, Robert Horkay, Ginny Kelleher, Daniel Degnan, Pete Emigh, Rob Stokes, and Bob Spraeztz.

Commission Members Absent: Bill Sanders

City Staff Present: Gregory J Anderson, Director CD and Brian Zaiger, City Attorney; and Jennifer Miller, Planner I.

Anderson reviewed the Workshop Purpose, General Procedures and Public Hearing Rules, and Rules of Conduct.

OLD BUSINESS

Case No.	0806-ZOA-06
Petitioner	City Staff
Description	WC 16.10 Zoning Ordinance Introduction and Table of Contents A revision and new introduction and table of contents for the Westfield-Washington Township Zoning Ordinance.

Anderson reviewed the proposed ordinance revision and discussed changes made to the document. He stated that Articles I through IX have been reserved since these articles are the original zoning ordinance as it exists today. He further stated that as these move forward from the Plan Commission to the City Council, the ordinances adopted at the City Council level will have the repealer built in individually at that time.

Discussion followed regarding:

- Under Farm exemptions, mineral exemptions has been removed
- If the ordinance does not address a use or issue, the Community Development Director makes a determination.
- If a use is not specifically written in the ordinance, it is a prohibited use.
- Enclosed Industrial and Planned Development both include industrial parks.
- Purpose and Intent of Corporate Business Park may need to be expanded.
- US 31 Overlay - clarification of subcategories.

- Ground Water Wellhead Protection Area wording of purpose since it does not cover private wells.
- Establishment of Overlay Districts states reduce development standards or design standards, which means more restrictive.

A Public Hearing opened at 7:26 p.m.

No one spoke, and the Public Hearing closed at 7:27 p.m.

Motion: To send 0806-ZOA-06 to the City Council with a positive recommendation.

Motion by: Emigh; Second by: Spraeztz; Vote: (8-0)

Case No.	0806-ZOA-07
Petitioner	City Staff
Description	WC 16.11.29 Corporate Business Park District A new section of code created to encourage and standardize an improved level of development for Corporate Business Parks.

Anderson reviewed the proposed ordinance revision and changes made as a result of Commission comments and input including Administrative Review Process, medical office includes clinic, office uses, industrial uses, definition changes, transitional buffer yard, parking lots, etc. He stated any words italicized throughout the Zoning Ordinance will be listed in the definition section.

Discussion followed regarding:

- Perimeter buffering
- Idea of the donut where more intense uses are internal and less intense uses can transition into the residential
- Setbacks
- Landscaping buffers
- Unified Development and the process
- Minimum acreage
- Commercial vehicles parking
- Service type uses under public utilities
- Site amenities
- Shared parking requirements
- Definition of Clean Manufacturing
- Definition of Medical Office

A Public Hearing opened at 8:10 p.m.

Mr. Craig Wood asked questions regarding the Corporate Business Park District including automatic annexation and potential on property taxes, and expressed concern about some of the details or lack thereof.

The Public Hearing closed at 8:14 p.m.

Motion: To send 0806-ZOA-07 to the City Council with a positive recommendation.

Motion by: Kelleher; Second by: Emigh; Vote: (8-0)

Case No.	0806-ZOA-08
Petitioner	City Staff
Description	WC 16.18 Sign Ordinance A revision to the language of the Westfield-Washington Zoning Ordinance to provide improved sign standards for the community.

Miller reviewed the proposed ordinance revision and changes including the incorporation of graphics, administrative process, garage sale signs, commercial and industrial height reduction, and lighthouse effect.

Discussion followed regarding:

- Tabling this ordinance to the next workshop.
- Delaying the Public Hearing to the July 21 meeting.
- Page Two: Obsolete Signs
- Painted Wall Sign
- Page One: Purpose and Intent vs. Page Two: Products Available

A Public Hearing opened at 8:35 p.m.

Mr. Brian Morales commented on the painted wall restrictions, sign frontage, and beacon lights.

The Public Hearing closed at 8:41 p.m.

Motion: To send 0806-ZOA-08 to the City Council with a positive recommendation.

Motion by: Emigh; Second by: Stokes; Vote: (8-0)

Case No.	0806-ZOA-09
Petitioner	City Staff
Description	WC 16.10 Nonconforming Signs Ordinance A revision to the language of the Westfield-Washington Zoning Ordinance to provide updated nonconforming sign standards for the community.

Miller reviewed the proposed ordinance revision and discussed changes made to the document.

A Public Hearing opened at 8:44 p.m.

No one spoke, and the Public Hearing closed at 8:45 p.m.

Motion: To send 0806-ZOA-09 to the City Council with a positive recommendation.

Motion by: Kelleher; Second by: Spraeztz; Vote: (8-0)

Case No.	0806-ZOA-10
Petitioner	City Staff
Description	WC 16.23 Definitions Revisions to former Section 16.04.210 Definitions of the Westfield-Washington Zoning Ordinance to accommodate new revisions and new location within said Zoning Ordinance.

Anderson reviewed the proposed ordinance revision, stating this is a living document which will change as the zoning ordinance is reviewed and revised. He further stated the definitions are taken from across the board and designed to fit the City of Westfield.

A Public Hearing opened at 8:46 p.m.

No one spoke, and the Public Hearing closed at 8:47 p.m.

Discussion:

- Degnan stated some illustrations would be a nice addition.

Motion: To send 0806-ZOA-10 to the City Council with a positive recommendation.

Motion by: Kelleher; Second by: Emigh; Vote: (8-0)

Case No.	0806-ZOA-12
Petitioner	City Staff
Description	WC 16.12.04 US 31 Overlay Districts Revisions to the language of Westfield-Washington Zoning Ordinance to update the U.S. 31 Overlay District.

Anderson requested a 30-day continuance on this ordinance to the August Regular Advisory Plan Commission meeting.

A Public Hearing opened at 8:52 p.m.

Mrs. Melody Sweat commented and questioned page five, Pedestrian and Vehicular Access, item two, perimeter side paths waivers.

The Public Hearing closed at 8:54 p.m.

Motion: To table 0806-ZOA-012 for thirty days to the August Regular Advisory Plan Commission meeting.

Motion by: Emigh; Second by: Horkay; Vote: (8-0)

NEW BUSINESS

Case No. 0709-REZ-04
Petitioner Douglas Realty Group, LLC
Description 16024 Spring Mill Road (AS), Requests a change in zoning for approximately 20 acres from the AG-SF-1 District to the LB District.

Anderson reviewed the staff report and the petition history. He stated the staff recommendation is to forward this petition from the workshop meeting to the July 21 public hearing.

Discussion followed regarding:

- Smith stated the City Council has already passed a resolution recommending that this petition not be approved; therefore, recommends the workshop session be waived.

Motion: To waive the workshop session on 0709-REZ-04 and hold the public hearing July 21, 2008.

Motion by: Emigh; Second by: Spraetz; Vote: (8-0)

Case No. 0807-DP-09 & 0807-SIT-08
Petitioner Artus Realty and Development
Description 140 South Cherry Street. Requests Development Plan and Site Plan Review of an expanded surface parking area, approximately one (1) acre in the LB-H District.

Anderson reviewed the staff report and the petition history. He stated the landscaping plan is not compliant, but additional information has been received and will be reviewed. He further stated staff is recommending this petition be forwarded to the July 21 Public Hearing meeting.

Discussion followed regarding:

- Kelleher requested aerial photos.

This item will be forwarded to the July 21 Public Hearing meeting.

Case No. 0807-DP-10 & 0807-SIT-09
Petitioner Westfield Parks & Recreation Department
Description 500 Deer Walk Trace (AS), Requests Development Plan and Site Plan review of proposed improvements to Freedom Trail Park, approximately ten (10) acres in the SF-2 District.

Anderson introduced Mr. Curt Cooley, Westfield Parks Director, who introduced the project and new park design for Freedom Trail Park. He reviewed already existing structures including two football fields, a lacrosse field, and a parking lot. He further stated planned additions include a playground, shelter houses, and restroom in the northwest section by parking lot; in addition, by the football field, a concession stand, restroom and storage area are planned to be added. Cooley further stated most of the trails are gravel, and the intention is in the future for them to be paved.

Discussion followed regarding:

- Parking issues – adding parking lot vs. parking on the streets

This item will be forwarded to the July 21 Public Hearing meeting.

Case No. 0807-REZ-02
Petitioner Crossroads Church at Westfield, Inc.
Description 16201 Spring Mill Road. (AS), Requests a change in zoning for approximately one and eight-tenths (1.79) acres from the AG-SF-1 District to the GB District.

Anderson reviewed the staff report and the petition history, stating staff is still working with the petitioner to revise and update information as a result of the TAC meeting. He further stated staff has no recommendation at this time.

Discussion followed regarding:

- Church is inactive and wishes to sell the property.
- Non-compliant with AG-SF1 due to size of parcel
- Proposed uses
- 161st Street & Springmill Study

This item will be forwarded to the July 21 Public Hearing meeting.

Case No. 0807-ZOA-11
Petitioner City Staff
Description Temporary Sales / Events
A new section of the Zoning Ordinance to provide for Temporary Sales and Events.

Miller reviewed this new section of the Zoning Ordinance stating part of the adoption of this code will be the rescinding of the temporary greenhouse ordinance which is part of the Municipal Code. She further stated that by moving those items into the zoning ordinance will allow this to be applied to the Township as well as the City. She also stated this addresses tent sales, outdoor cafes, sidewalk sales, etc., and that the purpose is to allow for review not only by the Community Development Department but also the fire and police departments to make sure there is adequate crowd control if necessary and that EMS has access or is on standby for a particular event.

Case No. 0807-ZOA-13
Petitioner City Staff
Description Special Districts
A new section of the Zoning Ordinance to provide for the development of educational, religious, and governmental institutions, as well as provide for designated preservation and open areas as well as recreational facilities and opportunities.

Discussion:

- Clarification of Table 11.3.8a
- Separate zoning classification
- Road Frontage

Case No. 0807-ZOA-14
Petitioner City Staff
Description WC 16.04.165 Development Plan Review
Revisions to the existing Development Plan Review language to accommodate the addition of Special Districts to the Zoning Ordinance.

Discussion:

- Change all “Town” to “City.”

DELEGATED TO STAFF

Anderson reviewed the two secondary plat items which follow.

0807-SFP-02 16225 Spring Mill Road (AS), Platinum Properties requests an amendment to the previously-approved secondary plat of Countryside Section 13, providing for ten (10) blocks in the MF-2 District.

0807-SFP-03 1000 West 169th Street (AS/JCM), Platinum Properties requests approval of Section 6 of Maple Village (aka Sonoma), 99 lots on approximately 25.93 acres, in the Maple Knoll PUD District.

ADJOURNMENT (9:33 PM)

Approved (date)

President, Robert Smith, Esq.

Vice-President, Cindy Spoljaric

Secretary, Gregory J. Anderson, AICP